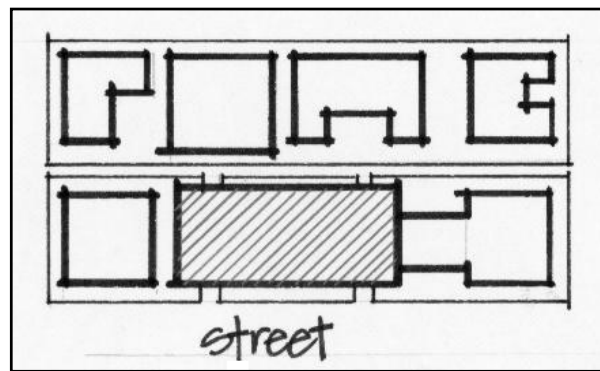


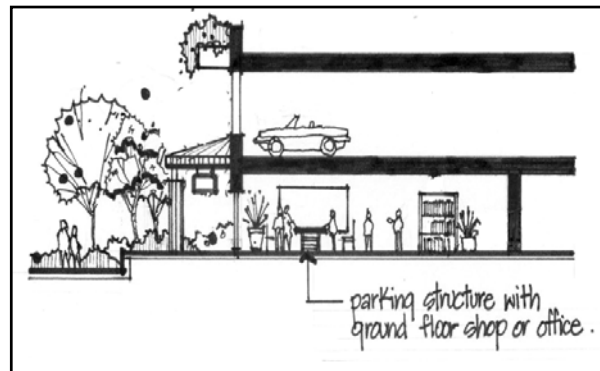
Encouraged



Discouraged

Activity space at ground level

Where parking structures have a strong relationship to the street or a pedestrian area, the ground level or street frontage should be developed with activities such as shops, offices or other commercial spaces and heavily landscaped. A planted patio space between the structure and the street could also be provided.



Lighting

Lighting within the parking structure should provide safety and security and be integrated into the structure's architectural character in terms of fixture selection and light output. Light spillage out of the structure is strongly discouraged. Lighting on the top deck of parking structures should be fully shielded and mounted below railing level to keep a low profile to the garage.

Queuing

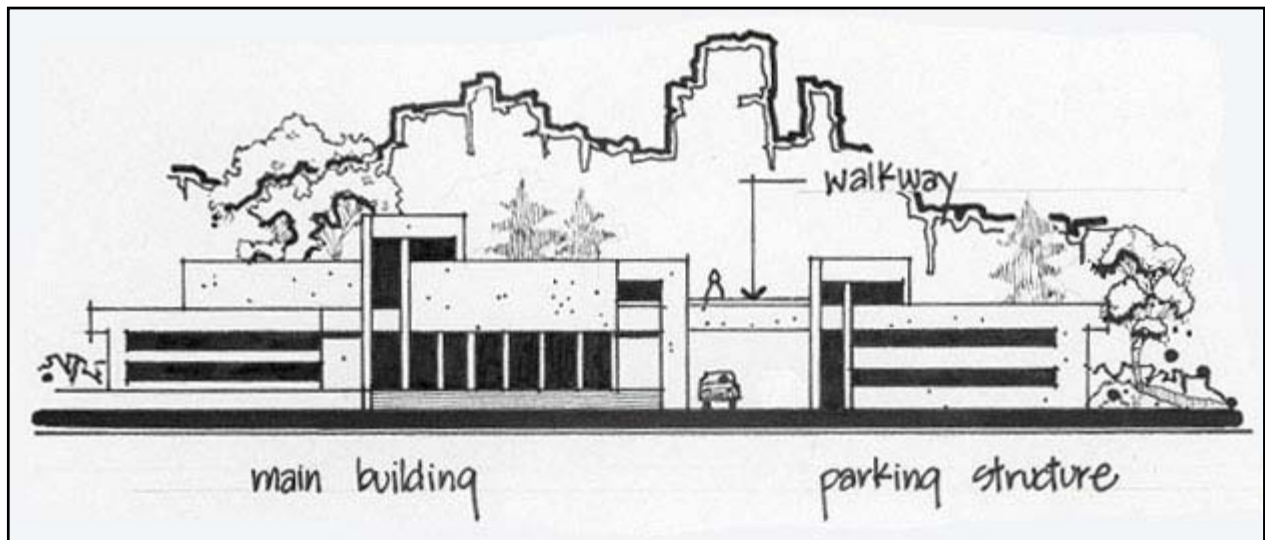
Parking areas should be designed to accommodate queuing within internal driveways and not on the street.

Exit and entrance design

Appropriate and safe view angle and pedestrian crossing at exits and entrances should be provided.

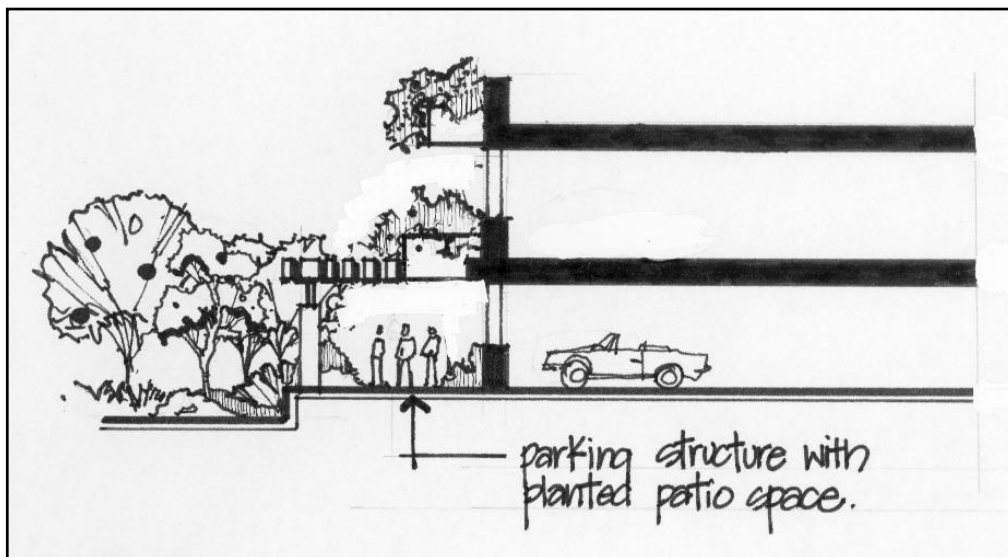
Integrated with site structures

The parking structure should be integrated with the form and materials of the site structures or the scale, form, color and materials of adjacent developments. A centralized parking structure surrounded by a combination of leasable space and landscaped areas with earth berms is highly desirable.



Landscaping

Natural light wells and planters for trees and shrubs should be provided on the upper levels of parking structures. Planters located on the periphery of the parking levels will enable vines or trailing shrubs to soften the edges of the building.



Full roofs

Where building height is not an issue, consideration should be given to providing full roofs on parking structures or varying parapet heights to eliminate concerns with top deck lighting and to create a more finished appearance.

2.7 Exterior Lighting

The City of Sedona seeks to preserve the dark quality of our night sky. Site lighting, security lighting and architectural/landscape lighting should provide the user with illumination levels appropriate for the designed activity (i.e. parking, walking, etc.).

Lighting quality is a critical aspect of the character of a project. Just as each project should present a unique and distinct identity during the day, it should be equally well represented at night. Lighting should enhance the architecture of a project, be functional and not be offensive to its viewer or to adjacent properties.

Lighting practices, including indirect lighting that minimize light pollution, glare and light trespass are strongly encouraged.

Carefully designed exterior lighting plans are required to provide the best balance between site safety, security and appearance considerations. Illumination levels should also be reasonably uniform throughout the site and without glare or light trespass.

Restrained site lighting patterns for commercial development will help prevent commercial lighting from adversely impacting residential properties.

Lighting standards generally applied and recommended by the Illumination Engineering Society of North America may not necessarily be in accord with the community's desire for preserving the dark quality of the night sky in Sedona. This should be considered when any development proposal is submitted to the City for review and consideration.

The provisions of Section 911 of the City of Sedona Land Development Code outline minimum standards for outdoor lighting. The sometimes more restrictive standards in this manual reflect the community's desire for sign designs and placement to be sensitive to the special nature of Sedona.

Although Section 911 of the City of Sedona Land Development Code sets a maximum limit of 100,000 lumens per net acre for all developments except single-family residential uses, this cap is not intended to be achieved in all cases or as a design goal. Instead, design goals should be the lowest levels of lumens necessary to meet the lighting requirements of the site.

Specific consideration will be given to all aspects of the following section.

2.7.1 General

Competing Light Levels

Competing light levels should be avoided. Maintenance of balanced light levels on-site and between adjacent properties is encouraged. The exterior lighting design of a project must take into account background lighting levels, lighting from other sources, and the characteristics of the surrounding area.

Shielding

Light glare or excess brightness should be minimized. Use of fully shielded fixtures, mounting heights, and the elevation of potential viewers must all be considered for effectively controlling glare by directing light below the horizontal. Accordingly, exterior lighting should be of low intensity and fully shielded so that light will not spill out onto surrounding properties or project above the horizontal plane.

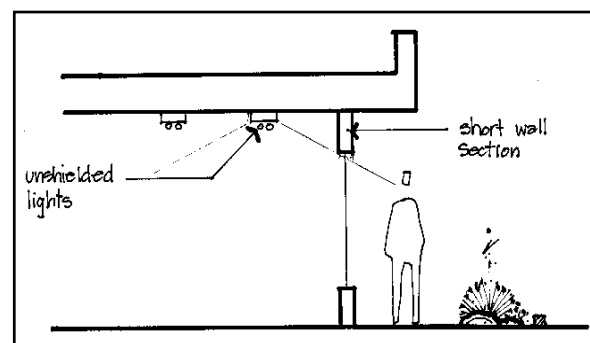
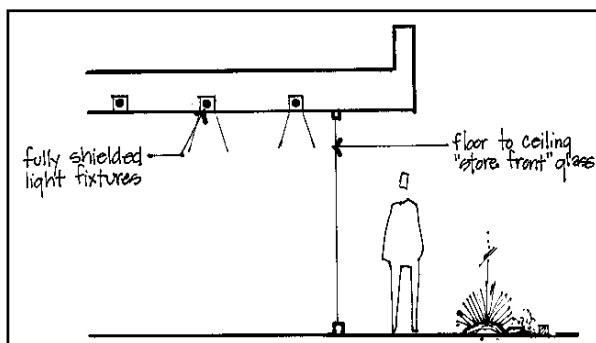
See also Section 2.7.4, "Exterior Wall and Building Lighting".

Light trespass

Light trespass beyond property lines should be controlled by shielding with special consideration in areas where there is vehicle and pedestrian traffic and residential properties, or by aiming fixtures away from residential properties. This is especially important where tall commercial or lodging buildings are located adjacent to existing residential uses.

Light spillage from interior fixtures

Light that spills to the building exterior from internal light sources is discouraged. Designing a short wall section between the ceiling and windows to shield the light source can control this. If floor-to-ceiling windows are proposed, then fully shielded light fixtures should be installed.



Color

Warm lighting colors are strongly recommended. The blue-white colors of florescent and mercury vapor lamps are discouraged. Lamps emitting a color temperature in excess of 4,000 Kelvin are also strongly discouraged.

Reduced Light Output

The amount of light produced by exterior light sources should be designed to maintain a minimum comfort level necessary for safety and security purposes. Most lights on or within buildings should be extinguished after usual business hours, and the use of motion sensors with fully shielded lights are encouraged on exterior lights. It is recommended that rather than illuminating all of a parking area after hours when most businesses are closed, a higher level of illumination only in the vicinity of the businesses still active is encouraged. When all businesses are closed, it is recommended that only a minimum of security lighting should be maintained.

Efficiency

Exterior lighting on buildings or projects should be carefully designed to be as efficient as possible. Lighting designs should strive to minimize the production of too much light or wasted light within a project site as this leads to an unnecessary waste of energy and resources. Time and effort spent in the design of an energy efficient lighting plan at the inception of a project can often result in significant savings in energy and operation costs in the long term.

Landscape lighting

Up-lights strategically placed to accent landscape features such as outstanding specimen trees or large native shrub masses can be an effective way of enhancing a building or project at night. However, great care should be taken to ensure the correct balance between the amount of light projected above the horizontal plane and the City of Sedona's goal of minimizing glare and maximizing the quality of Sedona's night sky. All landscape lighting should be turned off no later than one hour after the close of business or 11:00 p.m. whichever is the later. Landscape lighting systems should be provided using low wattage and low voltage fixtures, and all ground-mounted fixtures should be screened or shielded to minimize glare and light trespass.

2.7.2 Parking Area Lighting

Appropriate location

Minimum adequate exterior lighting should be provided in all parking areas, with particular emphasis placed on appropriate lighting at the parking lot entrances, exits, and barriers. Lighting should be of low intensity, with downward shielding to prevent glare. Illumination levels should also be reasonably uniform throughout the parking area.



Integrate with landscaping

All parking lot lighting should be integrated into landscape areas wherever possible.

Height

The height of parking area light poles should be in proportion to the building mass and height, and no more than 12-feet high.

Multi-family residential lighting

Parking area and sidewalk light fixtures should be located to eliminate interference with adjacent windows.

2.7.3 Site Lighting Fixtures



Architecturally compatible

Lighting fixtures should be compatible with the architectural character of existing buildings and the proposed development.

Low level lighting

Along walkways, low-level lighting (i.e., below eye level) that directs light downwards onto the ground surface only is encouraged. When low-level lighting is used, fixtures should be placed to minimize glare. Shatterproof lamp coverings are recommended. Fixtures should not be located to present hazards for pedestrians or vehicles. Post and bollard-type lights should be painted in dark colors, such as black, dark gray, dark brown or earth tone. Planting at the base of poles is encouraged.

2.7.4 Exterior Wall and Building Lighting

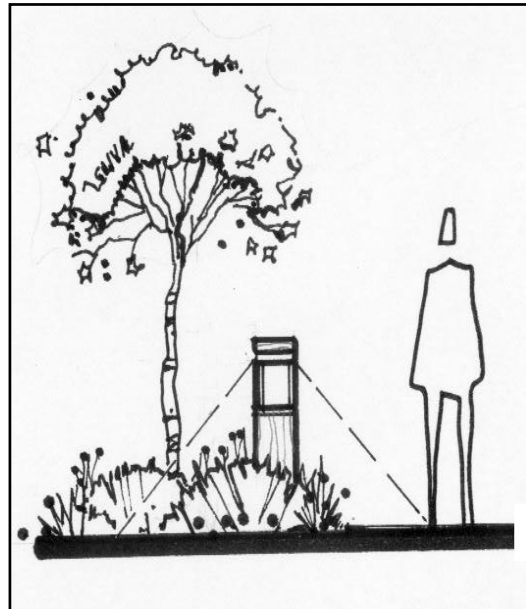
Location and illumination pattern

Wall mounted lights should be directed downward and fully shielded to prevent light spillage. The bottom of wall mounted light fixtures should be mounted no higher than 7 feet above grade or the adjacent walking surface.

Soffit mounted light fixtures should be recessed into the soffit or otherwise fully shielded.

Ground mounted or other upward directional lighting may be permitted to accent unique architectural features only where some form of shielding or light baffling is provided so that a soft, uniform light quality on the wall or sign with minimum light spillage beyond is achieved.

Ground mounted or up light should be designed to minimize glare with special consideration in areas where there is vehicle or pedestrian traffic or surrounding residential property. Reflected light from walls and landscaping is an effective way of providing subtle ambient lighting.



Decorative architectural lighting

Decorative architectural lighting is essentially an art rather than a science. While calculations of luminance (photometric brightness) will generally be necessary, successful lighting depends to a large extent on the designer's ability to manipulate brightness relationships, textures and colors. Thus, lighting can be considered as a part of the architectural vocabulary and, as such, can be utilized to help create and dramatize a nighttime image of a structure, sculpture or garden, thereby extending the hours of their usefulness.

Architectural lighting should be used to highlight special features only. Lighting of expansive wall planes or the use of architectural lighting that results in hot spots on walls or roof planes should be avoided. The use of indirect lighting techniques to create soft illumination patterns is strongly encouraged.

Surface reflection of light

Care should be taken in the design of exterior lighting to minimize the reflection of light from ground, wall or building surfaces that could be so visible as to appear to violate the prohibition of outward and upward lighting.

2.7.5 Examples of Good Light Fixtures

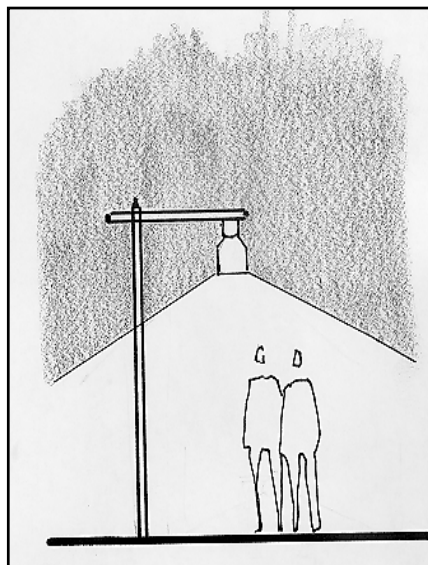
Good light fixtures

Examples of good light fixtures whose use is encouraged include:

- Fully shielded wall packs and fixtures such as these make excellent entryway and building perimeter lights. Also, there is enough forward throw of light that provides adequate lighting for parking near the building.



- Many existing dusk-to-dawn security lights can be retrofitted with the Hubbell Skycap that reduces glare and up light. It can be mounted on any standard NEMA headlight and turns it into a fully shielded light with wide area coverage.



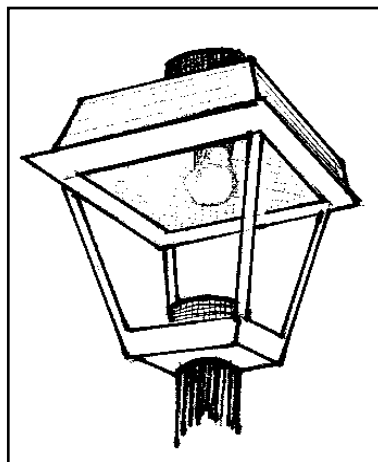
- Flat lens “shoebox” fixtures commonly used for lighting parking areas come in many forms; square, rectangular, circular, etc. Internal reflectors control the light output so that glare and light trespass is minimized and no up light is produced.



- Sconce lights that can be either custom designed and manufactured or purchased from lighting suppliers can be an attractive alternative to providing a light fixture that directs light downwards and is fully shielded.



- Carriage type lights that are fully shielded (i.e. the bulb is located within the upper housing element of the light fixture) may be used where appropriate to the architectural style and character of a building or project.



2.7.6 Examples of Bad Light Fixtures that are Discouraged

Bad light fixtures

Examples of unsuitable light fixtures whose use is discouraged in new developments include:

- Unshielded floodlights creating an unattractive “prison yard” look do not control light spread and therefore can be annoying to adjoining properties, waste energy resources and often detract from the overall appearance of a project.



- Wall packs such as this should not be used because they produce excessive glare and up light.



- Standard NEMA head style fixtures are very inefficient, since approximately 20% of light is sent upward and another 20% horizontally creates excessive glare.



- Sag or convex lenses mounted on “shoebox” light fixtures can be a problem since light is less controlled than in a standard “shoebox” design.



- Carriage type lights and lights with glass panel sides that are not fully shielded should not be used on the exterior of buildings; light distribution from these fixtures cannot be controlled, resulting in excessive glare and light trespass on adjoining properties.



- Dome lights such as these should not be used because they are inefficient and cast uncontrolled light in all directions.



2.8 Signage

Attractively coordinated, well-designed signs enhance the image of businesses and the community. They provide clearly defined identification of individual businesses and services, stimulate the business economy, and can compliment a pleasing environment for shoppers as well as the entire community.

The provisions of Article 11 of the City of Sedona Land Development Code outline minimum standards for signs. The sometimes more restrictive standards in this manual reflect the community's desire for sign designs and placement to be sensitive to the special nature of Sedona.

2.8.1 General Design Criteria

Integral design element

All signage should be an integral design element of a building's architecture, and be compatible with the project's overall character and building design in terms of size, shape, color, texture, and lighting. Signs should not visually compete with the architecture of the building and design of the site. Where appropriate, signs should also conform to the character and style of existing developments within the context area of the new development.



Signs should be integrated so that they become a natural part of the building façade.



Balance

Commercial sign plans should reflect a balance between allowing adequate signage for business identification while protecting the visual aesthetic of Sedona's streetscapes and natural environment.

Business identity

Business identity, either by awnings, accent bands, paint or other applied color schemes, signage, parapet details, decorative roof details or materials should not be the dominant architectural feature of a building. Accent colors should be used judiciously.

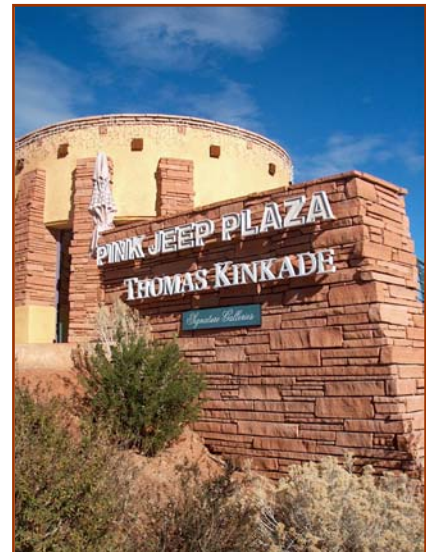
Logical sign areas

New building design should anticipate signage locations. Building elevations should provide logical areas for signs and allow flexibility for new users as the building is re-used over time.

2.8.2 General Location Criteria

Integrate sign locations

Sign locations should be integrated with the overall design of the site and the adjacent streetscape. Integration with significant landscape elements is encouraged.



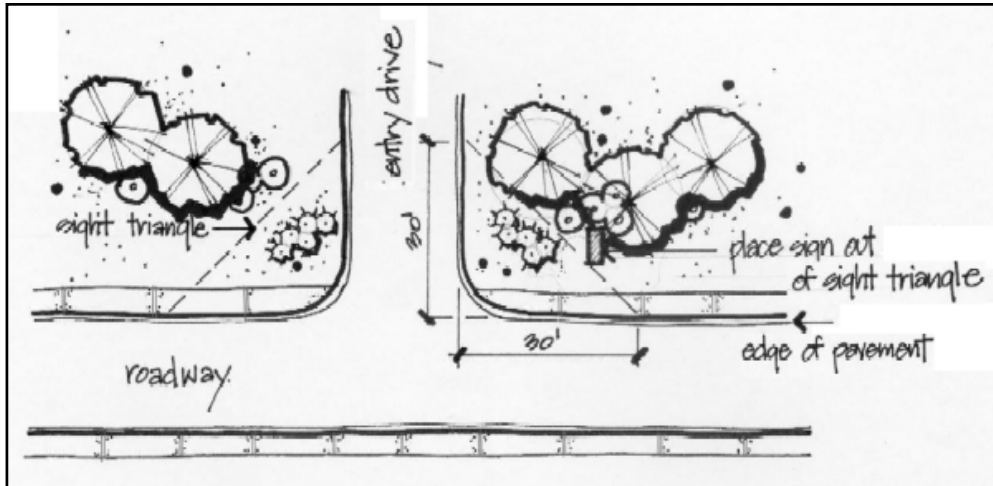
Multiple tenant signs

When more than one tenant shares a development site, signs should be integrated as one unit to create shared identity for the property or be located and/or designed as a unified package so that signs do not visually compete with each other.



Safe location

Signs should be carefully located for safety, not blocking views of oncoming traffic at street intersections or driveways.



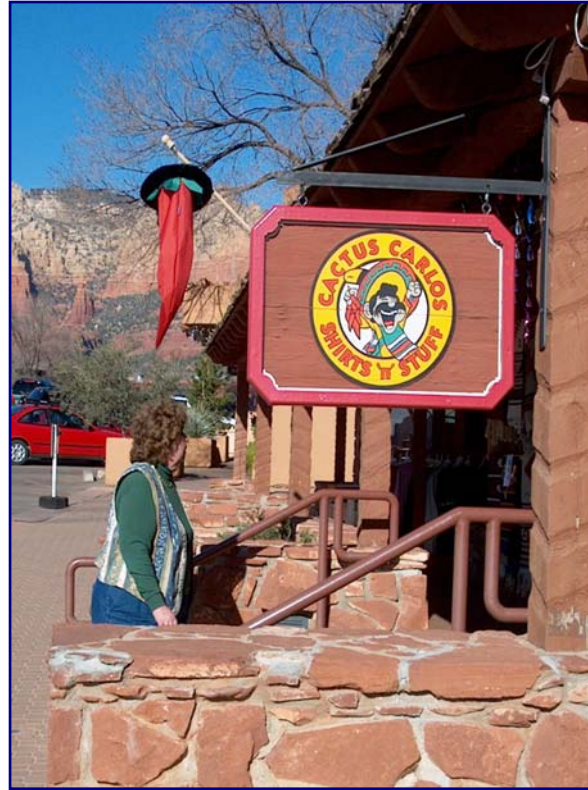
Landscaping

Signs should be placed so that they will not be obscured by landscaping when the growth reaches maturity. Landscaping can also be used as a legitimate means of drawing attention to a sign.



Readability

Signs should be located to promote ease of readability and serve their intended function. The scale of the sign should relate to the intended viewer; signs for pedestrians would therefore be of a smaller scale than signs for moving vehicles.



2.8.3 General Design Recommendations

Materials

Materials used in signs should be compatible with those used on the site and where appropriate, within the context area of the new development. The use of a stone base to anchor the sign to the ground is encouraged.



Color

On most signs, no more than three colors (excluding black and white) should be used.

When an illustration is incorporated into the sign, complementary colors should be used in harmony with the general tone of the building.

Light letters on dark backgrounds are preferred.



Simplicity

Design simplicity is the key factor in good design and readability.



Repetitious signage

Repetitious signage information on the same building frontage should be avoided.

Sign posts

Avoid reflective and brightly colored posts. The use of naturally stained, treated wood posts is encouraged.



Individual letter signs

Signs made up of individual letters are encouraged. Back lit or individually lit letters are preferred. Visible raceways and transformers for individual letters are discouraged.

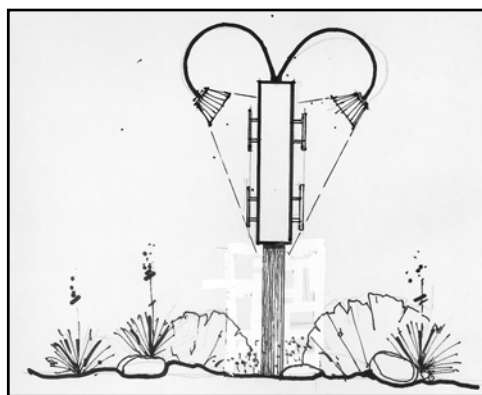
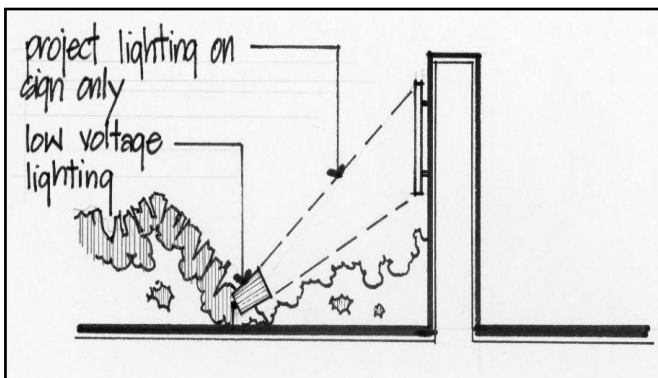
Monument signs

Where monument signs are preferred, the use of natural stone is encouraged. Monument signs with a stucco finish should be painted in dark earth tone colors.



Illumination

The recommended method of illumination is by either internally illuminated signs or letters (such as a reverse pan channel letter) or by light projected onto the sign from light sources mounted above the sign. In order to minimize light spillage, it is important that the light should be directed onto the sign only. The illumination source should be fully shielded so that the light intensity will not be objectionable to surrounding properties or areas.



As a general rule it is appropriate for a monument sign to be lighted by ground mounted lights or light sources mounted above it, while post-mounted signs should only be lighted by light fixtures that project downwards onto the sign. All ground mounted lights should be placed in such a manner that the angle of the lamp projects upwards at an angle no greater than 45 degrees measured from a horizontal plane to a line projected through the center of the lamp. Shields should be installed to direct the light on to the sign only.

In no case should any lighting source, for example, mounted on the ground or on a shed roof aim light in a manner that it is projected above the sign.

“OPEN” signs

The use of illuminated open signs is strongly discouraged as it detracts from the small town quality and character of Sedona.

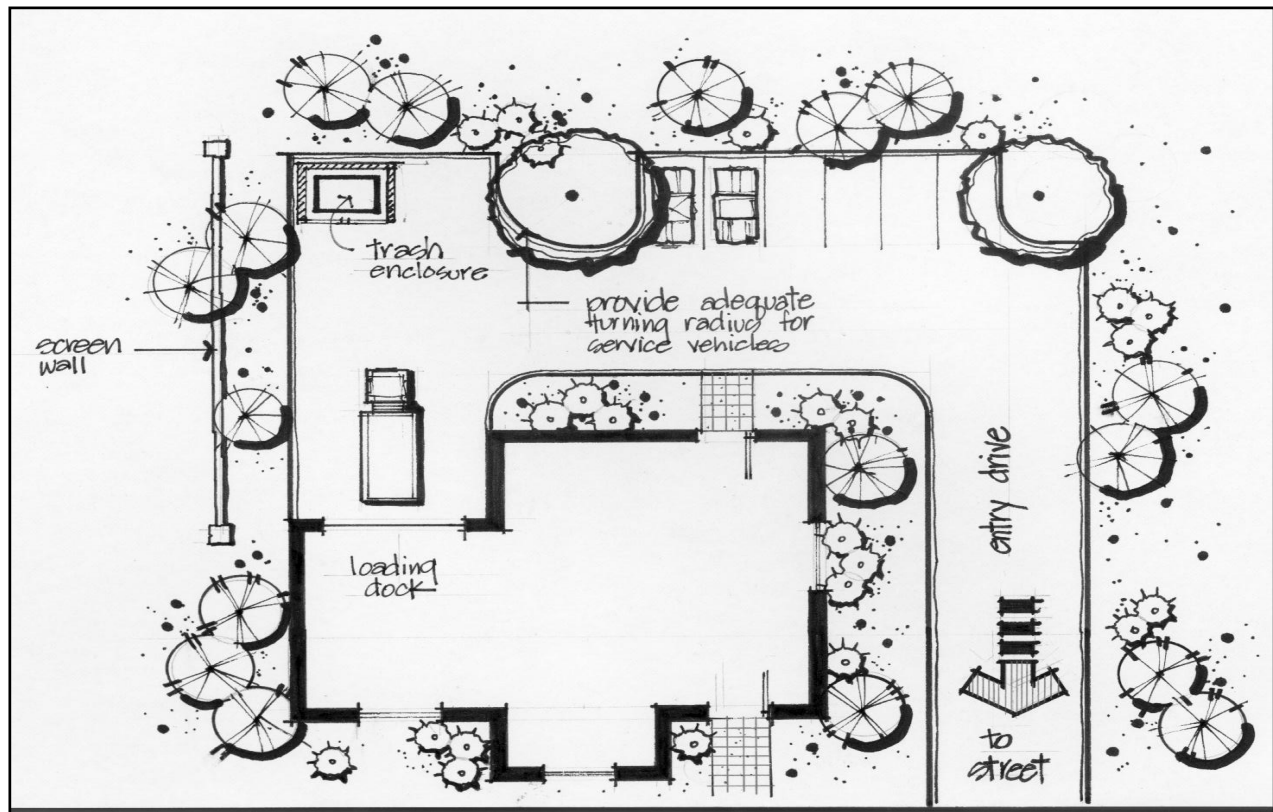
2.9 Building Equipment and Services

Service areas and loading zones, storage areas and refuse enclosures should be located away from public view and screened from public areas to minimize their visibility from public streets and their potential nuisance to neighboring properties.

2.9.1 Service Areas, Loading Zones and Refuse Enclosures

Location to rear or side

Service areas, loading zones and refuse enclosures should be located to the rear or side of a building, or to an internal location where visibility from public streets and windows of neighboring buildings will be minimized. Refuse enclosures should not be a visual focal point of an entrance driveway.



Planting to screen views of service areas, loading zones and refuse enclosures from streets and neighboring properties is encouraged.

See also Section 2.10, "Walls and Fences".

Cluster service areas

Wherever feasible, service areas and refuse enclosures should be clustered together.

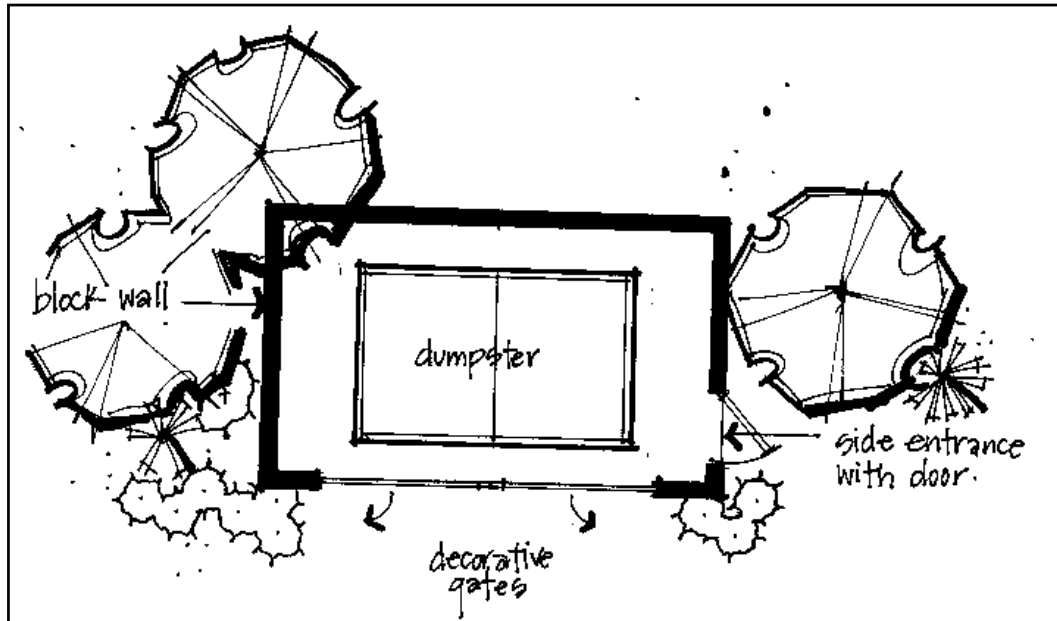
Mitigate impacts

Appropriate techniques to mitigate potential visual and noise impacts to adjacent properties must be incorporated into the development proposal. Some suggested mitigation techniques could include the following:

- Placement away from adjacent residential areas,
- Construction of solid masonry walls either on the property line or around the service area or trash dumpster,
- Use of dense plant materials for screening purposes,
- Clustering of service areas and refuse enclosures.

Enclose dumpsters

Refuse collection areas and dumpsters should be enclosed by a solid screen wall of durable material. Gates should also be constructed of solid materials. Screen walls and gates should be designed to reflect and incorporate elements of the architectural design of the building or project. Placement of a side entrance to a trash enclosure makes it easier for people to dump trash, and ensures that the front gates are not as likely to be left open.



Shopping carts

Shopping carts should be stored within the building or screened with a wall that has been designed as an integral component of the architectural design of the building.



2.9.2 Mechanical and Electrical Equipment

Mechanical and electrical equipment, solar collectors, satellite dishes, and communications equipment should be concealed from view of public streets and neighboring properties.

Utility cabinets and pedestals

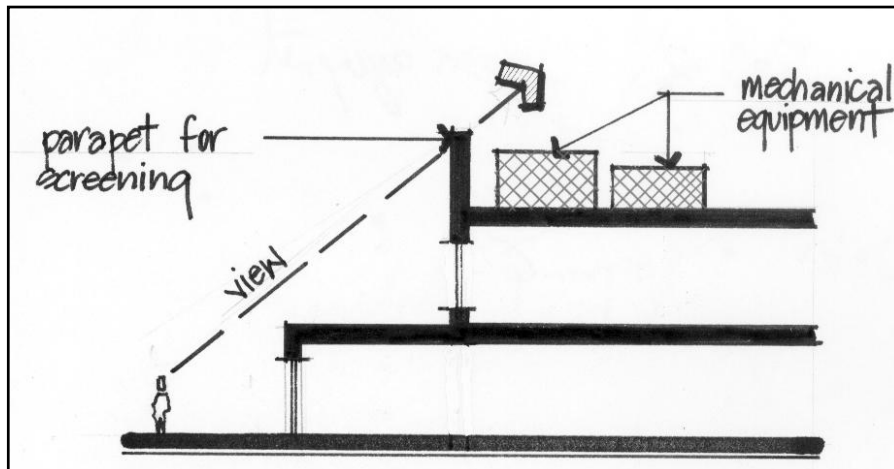
The location of above ground utility facilities should be identified early in the design process. It is therefore very important for project designers to meet with utility companies early in the design process to understand their requirements. When possible, utility facilities should be located where they do not conflict with featured views, outdoor dining areas and/or site circulation. Utility facilities should be accessible for maintenance and service requirements.

Utility cabinets and pedestals should not be located within parking lot landscape islands or public rights-of-way where they cannot be screened, are exposed to damage from vehicles, and/or present a visual hazard to drivers or pedestrians. Utility cabinets, pedestals and other above ground utility infrastructure should be clustered and screened to the extent allowable by operation requirements. They should also be painted or integrally colored a tone that is neutral to its setting.

Screen equipment

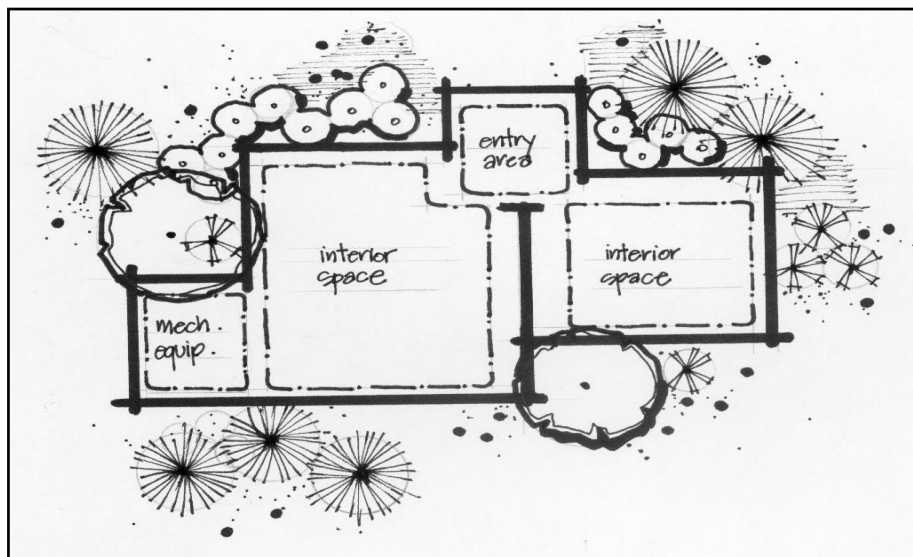
Rooftop and ground mounted mechanical and electrical service equipment should be screened from public view with materials architecturally compatible with the finishes and character of principal structures.

All rooftop and ground level mechanical and electrical equipment (including satellite dishes) should be screened to the height of the tallest equipment and/or integrated with the building design.



Screening from public travel routes

Because of the many diverse locations and altitudes of homes, businesses, and roads in Sedona's varying topography, it is impractical to completely screen unsightly equipment from all possible public view locations. Thus the primary need for screening of unsightly features should be based on views from public travel routes such as highways, streets, walkways, and adjacent uses at the same grade as the development site. The Director of Community Development will determine the adequacy and need for screening in other instances.



Integrate into architectural form

In the initial design stage of a development project, consideration should be given to incorporating mechanical and electrical equipment into the architectural form and layout of the building to reduce the need for screening.

Exterior vending machines

Exterior vending machines (freestanding or attached) should not be visible from the street or neighboring properties.

Uses and equipment to be screened

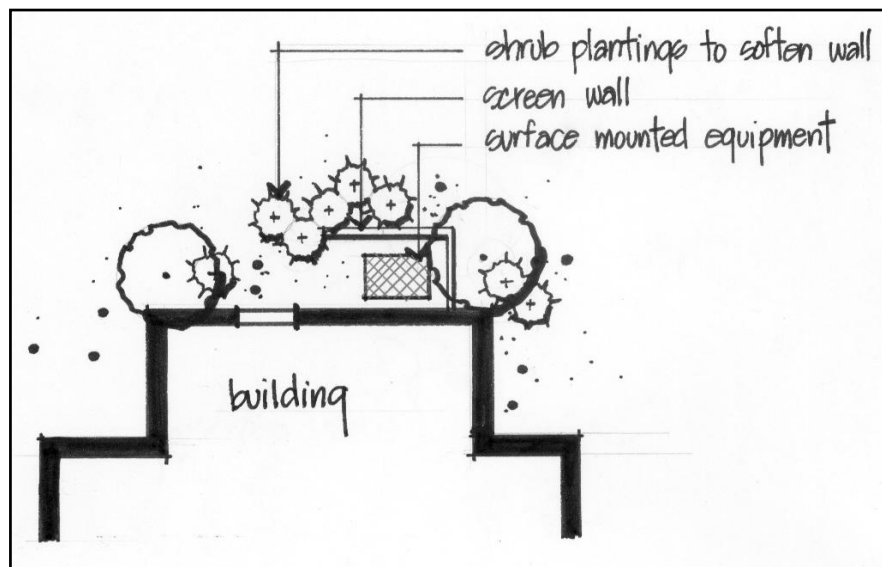
The following equipment and uses should be screened:

- Trash and refuse collection areas
- Mechanical equipment such as air conditioners, pumps and motors,
- Propane tanks and other storage tanks,
- Electrical equipment, including switching equipment and transformers,
- Valves and vents,
- Satellite dishes,
- Wireless communication antennae,
- Rooftop skylights, to prevent unwanted light effects at night,
- Solar collectors,
- Ganged mailboxes.



Surface-mounted equipment

Surface mounted equipment such as air conditioners, tanks, and dumpsters should be screened by appropriate walls and fences and softened visually with vine and shrub plantings. Small surface mounted equipment such as valves, gas, electric and water meters can be screened efficiently by appropriate shrubs and landscape design. Where feasible, utility meters should be located in cooperation with the individual utility companies so that they can be sited for maximum accessibility, yet do not have to be placed in a conspicuous location that distracts from the architectural design and character of the project.



2.10 Fences and Walls

Fences and walls should be designed as an integral part of a new development project and should be architecturally compatible with principal buildings in terms of materials, colors and design.

Compatible design

Walls and fences should be designed to be compatible with the total surrounding landscape and architectural character of the building.

Encouraged materials

Following is a list of materials encouraged for use in wall/screening/fence installations:

- Native stone (highly encouraged),
- Wood,
- Attractively landscaped earth berms,
- Wine covered trellises,
- Textured block or stucco surfaced walls compatible with adjacent buildings.



Unacceptable materials

Following is a list of fence materials that are not acceptable:

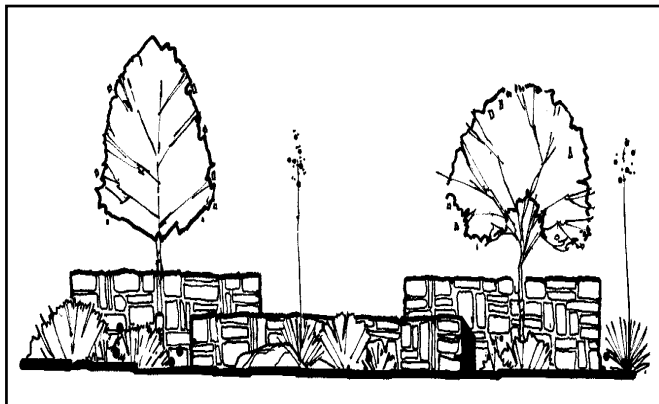
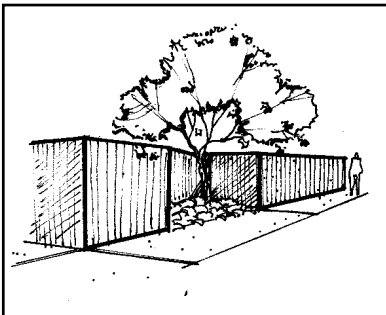
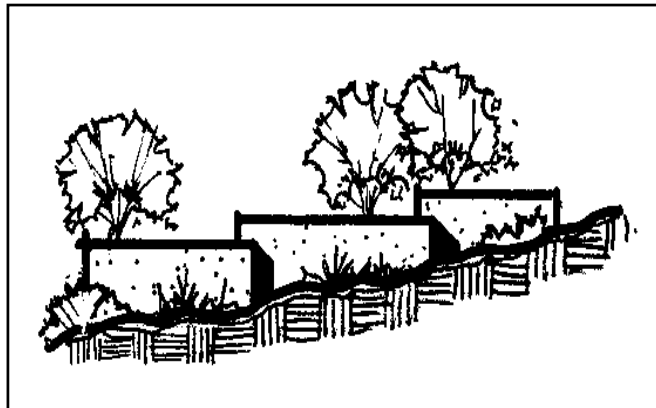
- Chain link or open wire fences (except in landscape screened service and security areas); redwood slat inserts, with suitable staining and landscape screening, are acceptable where appropriate,
- Razor wire,
- Corrugated metal,
- Bright colored plastic,
- Nontextured or unfinished concrete or block (CMU) walls.

Drainageways

Fences and walls should not impede or divert the flow of water in drainage ways.

Articulate fences and walls

Walls and fences greater than 40 feet in unbroken length should be designed to increase shadow patterns, provide interesting visual effects and reduce apparent mass. This can be achieved by use of jogs, curves, notches, etc.. Walls and fences on slopes should follow the terrain. Where feasible walls and fences should be designed so that existing trees can be incorporated within them.



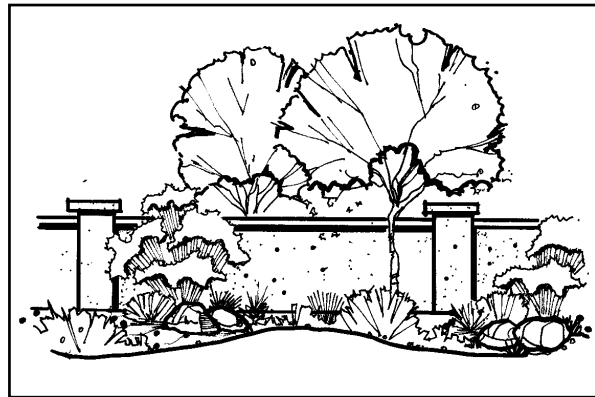
Vegetate walls and fences

Where a new wall or fence would create a continuous surface greater than 20 feet in length, it should also be softened visually with tree, shrub, and vine plantings, as well as landscape berms where appropriate.



Visually interesting design

Use two or more wall materials and/or incorporate a visually interesting design on the wall surface. Decorative features used with care such as, tile, stone or brick can also be included.



2.11 Drive-Through Facilities

Drive-through facilities associated with, for example, banks, restaurants and drugstores are generally discouraged because they lack the small town character that Sedona strives to maintain. However, if they are proposed as part of a development, they should be designed as an integral component of the overall project so that they are architecturally integrated and minimize impacts to surrounding uses and on-site vehicle movements.

Architectural integration

Drive through elements should be architecturally integrated into the building, rather than appearing to be applied or “stuck on” to the building.

Minimize impacts

Drive-through windows, menu boards, equipment, and associated stacking lanes should be located to minimize impacts on adjacent residential areas and should be adequately screened from public view and the view from adjacent properties.

Stacking

Circulation should allow for adequate length of stacking for drive-through facilities that do not interfere with the movement of traffic (on or off-site) and/or pedestrian areas.

Awnings and covers

Consideration should be given to incorporating an architectural covering or awning over drive-through windows consistent with the design theme of the building. Coverings over drive-through facilities can help to achieve more variation to building mass, provide added comfort for users and help to establish more of a finished building appearance.